



CITY OF MORGAN HILL

**MORGAN HILL REDEVELOPMENT AGENCY
CITY COUNCIL**

COUNCIL CHAMBERS

17555 PEAK AVENUE MORGAN HILL CALIFORNIA 95037

CITY COUNCIL

Dennis Kennedy, Mayor
Hedy L. Chang, Mayor Pro Tempore
Cynthia J. Cook, Council Member
Steve Tate, Council Member
Greg Sellers, Council Member

REDEVELOPMENT AGENCY

Dennis Kennedy, Chairperson
Cynthia J. Cook, Vice-Chairperson
Hedy L. Chang, Agency Member
Steve Tate, Agency Member
Greg Sellers, Agency Member

WEDNESDAY, JULY 28, 1999

JOINT AGENDA

REDEVELOPMENT AGENCY

&

CITY COUNCIL SPECIAL MEETING

A Special Meeting is called for Wednesday, July 28, 1999 at 3:30 PM for the purpose of a Work Session on the Community Center Design and a Closed Session at 6:00 PM.

Dennis Kennedy, Mayor & Agency Chairperson

REDEVELOPMENT AGENCY WORK SESSION:

**COMMUNITY CENTER PRELIMINARY DESIGN SPECIAL
MEETING**

ADJOURN

6:00 PM

CITY COUNCIL CLOSED SESSION:

CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Legal Authority: Government Code Section 54956.8

Property: APN 764-32-5; Southeasterly side of Llagas Road, 394 ± feet westerly of Hale Avenue; 15 acres

Negotiating Parties: For Property Owners O'Connor Health Services Corporation: Arthur Lund;
Jerry DiSalvo

For City: Jim Ashcraft; F. Gale Connor; David M. Jinkens

Under Negotiation: Price and Terms of Payment

CLOSED SESSION ANNOUNCEMENT

ADJOURN

7:00 PM

CALL TO ORDER
(Chairperson Kennedy)

ROLL CALL ATTENDANCE
(Agency Secretary Torrez)

SILENT INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC SERVICE ANNOUNCEMENT
Eric Hilding

CERTIFICATES OF APPRECIATION
James Gerlach
Allen Palmer

**NOW IS THE TIME FOR COMMENTS FROM THE PUBLIC REGARDING ITEMS NOT ON THIS
AGENDA.**

(See notice attached to the end of this agenda.)

**PUBLIC COMMENTS ON ITEMS APPEARING ON THIS AGENDA WILL BE TAKEN AT THE TIME
THE ITEM IS ADDRESSED BY THE COUNCIL. PLEASE COMPLETE A SPEAKER CARD AND**

PRESENT IT TO THE CITY CLERK.
(See notice attached to the end of this agenda.)

Redevelopment Agency action

CONSENT CALENDAR:

The Consent Calendar, Agenda Items #1 through #3 may be acted upon with one motion, a second and the vote. The Consent Calendar are items of a routine or generally uncontested nature and may be acted upon with one motion. Pursuant to Section 5.1 of the City Council Rules of Conduct, any member of the Agency or public may request to have an item pulled from the Consent Calendar to be acted upon individually.

1. **JUNE PRELIMINARY FINANCE AND INVESTMENT REPORT** 1
Recommended Action: Accept and File Report.

2. **REQUEST FOR APPROVAL OF CONSULTANT AGREEMENT FOR OUTSIDE LEGAL COUNSEL (RICHARDS, WATSON & GERSHON)** 21
Recommended Action: Authorize Executive Director to execute Consultant Agreement for legal services with Richards, Watson & Gershon for Fiscal Year 1999/2000.

3. **DECLARE SURPLUS: TOSHIBA COPIER**
Recommended Action: Request to Declare Redevelopment Agency's Toshiba Copier Surplus Property.

OTHER BUSINESS:

4. **CONCEPTUAL GUIDELINES FOR A PROGRAM TO PAY FOR IN-LIEU UTILITY UNDERGROUND FEES ALONG MONTEREY ROAD** 23
Recommended Action:
 - 1) Approve the conceptual guidelines for a program to pay for in-lieu utility undergrounding fees along Monterey Road from Dunne to Tennant Avenue; and
 - 2) Authorize the Executive Director to prepare the specific program guidelines and related documents and begin implementing the program; and
 - 3) Direct staff to bring the "in-lieu fee" program to the City Council for approval.

5. **CONSIDERATION OF PROPOSALS FOR THE RELOCATION AND REHABILITATION OF THE MORGAN HILL ELEMENTARY SCHOOL BUILDING** 27
Recommended Action:

1. **Select** one of the following three options:
 - a. **Reject** both the Di Salvo and Weston Miles proposal; or
 - b. **Select** the Di Salvo proposal; or
 - c. **Select** the Weston Miles proposal; and
2. If appropriate, **direct** staff to negotiate and prepare an agreement with the selected developer.

6. **VOLLEYBALL FACILITIES AT COMMUNITY PARK** 89
Recommended Action: **Provide** direction to staff to move forward with a cost estimate for the project and determine funding sources.

Redevelopment Agency & City Council action

7. **1999/2000 CITY OF MORGAN HILL AND THE MORGAN HILL REDEVELOPMENT AGENCY BUDGETS** 93
Recommended Action:
 - 1) **Approve** certain appropriations of \$2,043,828, for August 1999, or until such time as the annual budget is adopted for Fiscal 1999/2000 for the City of Morgan Hill and the Morgan Hill Redevelopment Agency, as described below and detailed in the attached; and
 - 2) **Authorize** the City Manager to approve additional appropriations deemed critical to the organization through August 31, 1999 or until such time as the annual budget is adopted for Fiscal 1999/2000.
8. **APPROVAL OF JOINT SPECIAL/REGULAR MEETING ACTION MINUTES OF JUNE 23, 1999** 97

City Council action

9. **APPOINTMENT TO SOUTH COUNTY JOINT PLAN ADVISORY COMMITTEE** 103
Recommended Action: **Approve** the Mayor's recommendation to appoint Laura Brunton to the South County Joint Planning Advisory Committee.

FUTURE AGENCY-INITIATED AGENDA ITEMS:

This is an Opportunity for Members of the Redevelopment Agency to Request Items for Future Agendas. Note: in accordance with Government Code Section 54954.2(a), there shall be no discussion, debate and/or action taken on any request other than providing direction to staff to place the matter of business on a future agenda.

ADJOURNMENT